

**When recorded return to:**

Marco A Delgado Hernandez and Maria Del  
Rosario Martinez  
3015 Briarwood Circle  
Mount Vernon, WA 98273



Skagit County Auditor  
10/31/2016 Page

1 of

4 2:57PM

\$76.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028872

**CHICAGO TITLE**  
1020028872

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher Cluer and Nadean L. Culer, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Marco A Delgado Hernandez and Maria Del Rosario Martinez,  
a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 141, "Rosewood P.U.D. Phase 2, Division 3", recorded May 16, 2005, under Skagit County  
Auditor's File No. 200505160223, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122859 / 4856-000-141-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 27, 2016

\_\_\_\_\_  
Christopher Cluer

\_\_\_\_\_  
Nadean L. Cluer

20164961  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 31 2016

Amount Paid \$ 4455.00  
By Skagit Co. Treasurer  
Deputy WF

STATUTORY WARRANTY DEED

(continued)

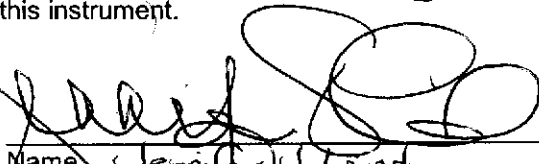
State of Washington

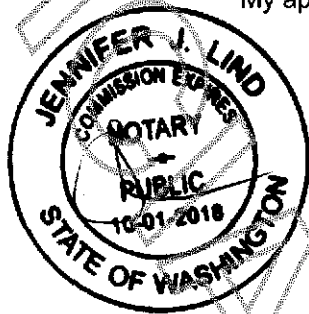
County of Skaagit

I certify that I know or have satisfactory evidence that

Christopher Cluer and Wadean L. Cluer  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10-31-16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10-01-18



## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ROSEWOOD PUD PHASE I:

Recording No: 200002140086

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ROSEWOOD PUD PHASE II:

Recording No: 200312030041

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: May 29, 2002

Auditor's No(s): 200205290098, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;

By: Self Help Housing

And Between: City of Mount Vernon

Recorded: February 14, 2000

Auditor's No. 200002140087, records of Skagit County, Washington

Providing: Construction Agreement

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Puget Mill Company, a corporation

Recorded: December 18, 1926

Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington

## EXHIBIT "A"

Exceptions  
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:

Auditor's No.: 200306160285, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a (five) feet perimeter of the exterior surface of all ground mounted vaults and transformer.

7. Terms, conditions, and restrictions of that instrument entitled Bylaws of Rosewood Homeowners Association;

Recorded: March 19, 2004

Auditor's No(s): 200403190133, records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 22, 2006

Auditor's No(s): 200602220048, records of Skagit County, Washington

Imposed By: Rosewood Homeowner's Association

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ROSEWOOD PUD PHASE II DIV III:

Recording No: 200505160223

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by City of Mount Vernon.

12. Assessments, if any, levied by Rosewood Homeowner's Association.